



**Z-09-02-002**

**City of Greensboro Planning Department  
Zoning Staff Report and Plan Amendment Evaluation**

**Zoning Commission Hearing Date: February 9, 2009**

**GENERAL INFORMATION**

<b>APPLICANT</b>	Carla Jones
<b>HEARING TYPE</b>	Zoning Commission
<b>REQUEST</b>	<b>RS-12</b> (Residential-Single Family) to <b>CD-LO</b> (Conditional District-Limited Office)
<b>CONDITIONS</b>	<ol style="list-style-type: none"><li>1. Uses: Limited to medical, dental, or related offices; medical or dental laboratories; real estate offices; stock, security, or commodity brokers; travel agencies; law offices; insurance agencies; engineering, architectural or survey services; accounting, auditing or bookkeeping; administrative or management services; economic, social or educational research; finance or loan offices (no drive-thru)</li><li>2. Limited to two stories.</li></ol>
<b>LOCATION</b>	410 College Road
<b>PARCEL ID NUMBER (S)</b>	<b>00-01-0030-J-0863-N -040</b>
<b>PUBLIC NOTIFICATION</b>	The notification area for this public hearing was 600 feet (Chapter 30-9-1.2 of the City Ordinance requires notification of the owner of that parcel of land and the owners of all parcels of land adjoining and contiguous to that parcel of land as shown on the County tax listing). <b>76</b> notices were mailed to those property owners in the mailing area.
<b>TRACT SIZE</b>	~0.50 acres
<b>TOPOGRAPHY</b>	Slopes to the north
<b>VEGETATION</b>	Residential landscaping

**SITE DATA**

<b>Existing Use</b>	Single family dwelling	
	<b>Adjacent Zoning</b>	<b>Adjacent Land Uses</b>
N	CD-LO (Conditional District-Limited Office)	Vacant single family dwelling unit
E	RM-5 (Residential-Multi Family)	Brownstone townhomes
W	RS-12 (Residential-Single Family)	Single-Family dwelling unit and Guilford Middle School
S	RM-5 (Residential-Multi Family)	Brownstone townhomes

**Zoning History**

Case #	Date	Request Summary
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This property has been zoned RS-12 since July 1, 1992. Prior to the implementation of the UDO, it was zoned CU-RS 12

**ZONING DISTRICT STANDARDS****District Summary \***

Zoning District Designation:	Existing (RS-12)	Requested (CD-LO)
Max. Density:	3 dwelling units per acre	N/A
Typical Uses	Primarily intended to accommodate moderate density single-family detached dwellings in developments where public water and sewer service is required.	Primarily intended to accommodate low intensity medical, professional, administrative, and government office uses on small to mid-sized sites near residential areas.

*\*These regulations may not reflect the actual requirements for all situations; see the City of Greensboro Zoning Code for actual regulations for site requirements for this zoning district.*

**SPECIAL INFORMATION****Overlay District Ordinance/Historic Preservation – N/A****Environmental/Soils**

Water Supply Watershed	Yes, site drains to Greensboro Watershed WS III
Floodplains	N/A
Streams	N/A
Other:	Max. Built Upon Area (BUA) 70% for high density development, or 24% BUA for low density option in Greensboro Watershed. Any new development or redevelopment BUA must meet water quality watershed requirements. If high density development is proposed a State approved BMP is required to treat the built upon area.

**Airport Noise Cone**

The subject property is not located in the Airport Noise Cone.

**Landscaping Requirements**

Location	Required Planting Yard Type and Rate
North	Type B Yard – avg. width 30'; 3 canopy trees per 100'; 5 understory trees per 100'; 25 shrubs per 100'
South	Type B Yard – avg. width 30'; 3 canopy trees per 100'; 5 understory trees per 100'; 25 shrubs per 100'
East	Type B Yard – avg. width 30'; 3 canopy trees per 100'; 5 understory trees per 100'; 25 shrubs per 100'
West	Street Yard - minimum width 8'; 2 canopy tree per 100', 17 shrubs per 100'

**Tree Preservation Requirements**

Acreage	Requirements
.50 Ac. (plus 1% of lot area and be located within the required planting yard)	
.75 on the adjoining lot)	

**Transportation**

Street Classification	College Road – Major Thoroughfare
Site Access	A maximum of one access point will be approved by GDOT. All access must be designed and constructed to the City of Greensboro standards.
Traffic Counts:	College Road ADT = 24,565.
Trip Generation:	N/A.
Sidewalks	Sidewalks are a requirement of the Development Ordinance. 5' sidewalk with a 5' grass strip is required along both sides of thoroughfares. 5' sidewalk with a 3' grass strip is required along one side (at a minimum, collectors may require sidewalk on both sides) of all other street types. There are no sidewalk projects in this area.
Transit in Vicinity	No.
Traffic Impact Study (TIS)	No, not required per TIS Ordinance.
Street Connectivity	N/A.
Other	N/A.

**IMPACT ANALYSIS****Land Use Compatibility**

The proposed **CD-LO** (Conditional District – Limited Office) zoning would allow land uses that are compatible with the general character of the area.

**Connections 2025 Comprehensive Plan Policies**

The Generalized Future Land Use Map designates this location as **High Residential**. The requested **CD-LO** zoning district is consistent with this GFLUM designation.

**Connections 2025 Written Policies**

Reinvestment/Infill Goal: Promote sound investment in Greensboro's urban areas, including Center City, commercial and industrial areas, and neighborhoods.

POLICY 4C: Promote new patterns and intensities of use to increase economic competitiveness and enhance quality of life in urban areas.

POLICY 6A.4: Implement measures to protect neighborhoods from potential negative impacts of development, redevelopment, and/or public projects that are inconsistent with the neighborhood's livability, architectural or historical character, and reinvestment potential.

- Including protection against incompatible commercial encroachments into residential neighborhoods

Economic Development Goal: Promote a healthy, diversified economy with a strong tax base and opportunities for employment, entrepreneurship and for-profit and non-profit economic development for all segments of the community, including under-served areas such as East Greensboro.

POLICY 7A.2: Encourage "home-grown" and community-based businesses and entrepreneurs with special emphasis on increasing the number of minority-owned businesses in traditionally underserved parts of the community.

**Connections 2025 Map Policies**

High Residential (over 12 d.u./acre): This category provides for high-density apartment dwellings, condominiums, life care, and similar housing types. Creating opportunities for this type of housing will become increasingly important to respond to demographic shifts and demand for affordable housing, and it is ideally suited near major activity and employment centers and in areas suitable for future transit service. Within this district, office buildings may also be accommodated.

**CONFORMITY WITH OTHER PLANS**

**City Plans - N/A**

**Other Plans - N/A**

**Staff/Agency Comments****Planning**

The applicant intends redevelop the subject site in conjunction with the parcel to the north which was rezoned to CD-LO in June, 2008 as an urgent medical care facility. The general area of the subject site is well developed with varying intensities of residential, commercial and institutional activities. In the immediate vicinity is the Brownstone townhomes, Guilford Middle School, a CVS store, restaurants and other commercial ventures. This request is not contradictory to the general character and trend of the immediate neighborhood and if approved it will rather complement the mix of uses found in the vicinity.

This rezoning request if approved will help promote a diverse mix of uses in the general area. It will also promote a healthy, diversified economy with a strong tax base and opportunities for employment and entrepreneurship while at the same time promoting sound investment in Greensboro's urban areas. In addition, the proposed uses could encourage "home-grown" and community-based businesses and entrepreneurs with special emphasis on increasing the number of minority-owned businesses.

Staff has made a determination that this request is consistent with the intent and purpose of the zoning code and the Comprehensive Plan (Connections 2025). Staff is also of the opinion that the request is compatible with the existing development and trend in the surrounding area.

**Water Resources**

The City of Greensboro must adopt and implement the State minimum requirements to meet NPDES (Phase II) post-construction requirements by June 1, 2009. New and revised ordinance language will be adopted to comply with the new regulations. If site plan is not submitted to TRC before June 1, 2009 site must meet the new Phase II requirements.

**Housing and Community Development**

No additional comments.

**STAFF RECOMMENDATION****PLANNING**

Staff recommends **approval** of the requested **CD-LO** (Conditional District – Limited Office) zoning district.







